

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 17, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-34322 – REQUIRED REVIEW – APPLICANT/OWNER:
CHURCH GOD IN CHRIST LEASE

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a Required Review of a previously approved Site Development Plan Review (SDR-3201) for existing temporary modular trailers to become permanent on 5.00 acres located at 7550 Constantinople Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/25/99	The Planning Commission approved a request for Annexation [A-0015-99(A)] of an area consisting of approximately 15.789 acres located on the northeast corner of Buffalo Drive and Constantinople Avenue. The Annexation became effective on 02/11/00.
03/03/04	The City Council approved a request for a Site Development Plan Review (SDR-3201) for existing temporary modular trailers to become permanent on 5.00 acres at 7550 Constantinople Avenue. The Planning Commission recommended denial on 01/22/04.
04/21/04	A Code Enforcement case (13357) was processed for graffiti on one trailer and on cyclone fence at 7550 Constantinople Avenue. Code Enforcement closed the case on 06/09/04.
<i>Related Building Permits/Business Licenses</i>	
07/20/00	A building permit (00013589) was issued for a new church. The permit was finalized on 08/24/06.
07/27/01	A building permit (1013594) was issued for a trash enclosure at 7550 Constantinople Avenue. The permit was finalized on 02/15/02.
01/15/04	A business license (N15-00055) was issued for a Pre-school at 7550 Constantinople Avenue. The license is still active.
08/08/06	A building permit (6005192) was issued for changing a trailer to real property at 7550 Constantinople Avenue. The permit was finalized 10/03/06.
08/18/06	A building permit (71021) was issued for a fire alarm system for the trailers at 7550 Constantinople Avenue. The permit was finalized on 11/20/08.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

Field Check	
5-20-09	<p>Staff conducted a field check of the subject site with the following observations:</p> <ul style="list-style-type: none"> • The area surrounding the buildings was clean and neat in appearance. • The landscaping on site was neat and well maintained. • No discrepancies were noted during the site inspection.

Details of Application Request	
Site Area	
Gross Acres	5.28

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Las Vegas Valley Water District Well	R (Rural Density Residential)	U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation]
	Church	R (Rural Density Residential)	U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation]
North	Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Senior Care Facility	PF (Public Facilities)	R-E (Residence Estates)
East	Undeveloped Land	R (Rural Density Residential)	U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation]
West	Single-Family Residences	L (Low Density Residential)	R-PD5 (Residential Planned Development- 5 Units per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District (200 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first Required Review of a previously approved Special Use Permit (SUP-3201) for existing temporary modular trailers to become permanent on 5.0 acres located at 7550 Constantinople Avenue. Staff conducted a field check of the subject site, found the trailer and surrounding grounds well maintained. The applicant was issued a building permit (6005192) for converting the modular trailer to real property, which was finalized on 10/03/06.

FINDINGS

The applicant has obtained and finalized the appropriate permits from the Department of Building and Safety regarding converting the temporary trailers into real property and installing a fire alarm system within the unit. The trailers and surrounding area was neat, clean, and well kept. Staff is recommending approval of this request with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 334

APPROVALS 0

PROTESTS 0